

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Roland Marr
DOCKET NO.: 06-02342.001-R-1
PARCEL NO.: 22-06.0-476-002

The parties of record before the Property Tax Appeal Board are Roland Marr, the appellant; and the Sangamon County Board of Review.

The subject property is improved with a tri-level style single family dwelling of frame and brick construction that contains 2,348 square feet of living area. Features of the home include a fireplace, central air conditioning, a partial finished basement and a 2.5 car attached garage.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted a copy of a listing of the subject property dated January 28, 2003. The list price for the subject property was \$124,900. The appellant also provided a copy of a page from an appraisal indicating the subject had a sales price of \$114,000; however, there was no indication of the date of sale. The appellant also provided copies of listing sheets on five residential properties. The properties were improved with two, tri-level dwellings and three, one-story dwellings. The listing sheets indicated the comparables ranged in size from 1,592 to 1,825 square feet of living area. The sales prices ranged from \$88,100 to \$107,900 or from \$49.77 to \$61.56 per square foot of living area. The appellant also submitted a copy of an article from a website on home sales indicating sales jumped but prices plunged. The appellant's documentation also disclosed the appeal was filed after receipt of the notice of the application of the township equalization factor increasing the assessment of the subject to \$43,104 reflecting a market value of \$129,312. Based on this evidence the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" wherein its final assessment of the subject totaling
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Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds no change in the assessment of the property as established by the Sangamon County Board of Review is warranted. The correct assessed valuation of the property is:

LAND:	\$	5,550
IMPR.:	\$	37,554
TOTAL:	\$	43,104

Subject only to the State multiplier as applicable.

\$43,104 was disclosed. The subject's assessment reflects a market value of approximately \$55.07 per square foot of living area. The board of review indicated that the appellant did not provide enough data to determine any value.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3rd Dist. 2002). The Board finds the appellant has not met this burden of proof and a reduction in the subject's assessment is not warranted.

The appellant provided documentation that the subject property was listed for sale in January 2003 for a price of \$124,900. The Board finds this listing price was three years prior to the assessment data at issue which calls into question whether the listing price is reflective of market value as of January 1, 2006. Furthermore, the appellant provided a copy of a page from an appraisal indicating the subject had a sales price of \$114,000; however, there was no indication of the date of sale which diminishes the weight that can be accorded this evidence.

The appellant also provided information on five comparables that had sales prices ranging from \$88,100 to \$107,900 or from \$49.77 to \$61.56 per square foot of living area. Two of the comparables were improved with tri-level dwellings that had prices of \$57.53 and \$59.12 per square foot of living area. The assessment notice submitted by the appellant disclosed the subject had a final total assessment of \$43,104 reflecting a market value of \$129,312, which equates to \$55.07 per square foot of living area. The Board finds the subject's market value as reflected by the assessment falls within the range on a per square foot basis established by the appellant's comparables. Based on this record the Board finds the subject's assessment is reflective of its market value and a reduction in the assessment is not justified.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



Chairman



Member



Member



Member



Member

DISSENTING: _____

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: August 14, 2008



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the

session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.